

## **Parking Amendments - 900 Bay Street (Macdonald Block Reconstruction Project) - (Delegated)**

**Date:** October 3, 2025

**To:** Toronto and East York Community Council

**From:** Director, Enforcement and Street Management, Transportation Services

**Wards:** Ward 11, University-Rosedale

### **SUMMARY**

---

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Transportation Services is requesting the approval of an on-street accessible loading zone to operate at all times within the lay-by on the north side of Grosvenor Street, east of Surrey Place, as it relates to the Macdonald Block Reconstruction Project at 900 Bay Street. The proposed accessible loading zone will address requirements of the proposed streetscape plan submission on Grosvenor Street.

A companion report, "Parking Amendments - 900 Bay Street (Macdonald Block Reconstruction Project) - (Non-Delegated)", dated October 3, 2025, outlines the required non-delegated parking amendments for the location on Bay Street, which has TTC service.

### **RECOMMENDATIONS**

---

The Director, Enforcement and Street Management, Transportation Services recommends that:

1. Toronto and East York Community Council rescind the existing parking machine regulation on the north side of Grosvenor Street, between a point 151 metres west of Bay Street and a point 16 metres further west, in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$5.50 per hour and for a maximum period of three hours.

2. Toronto and East York Community Council amend the existing stopping prohibition in effect at all times on the north side of Grosvenor Street, between a point 112 metres west of Bay Street and a point 39 metres further west, to operate between a point 112 metres west of Bay Street and a point 26 metres east of Surrey Place.

3. Toronto and East York Community Council designate an accessible loading zone to be in effect at all times on the north side of Grosvenor Street, between a point 7.5 metres east of Surrey Place and a point 18.5 metres further east.

## **FINANCIAL IMPACT**

---

There are no financial implications to this report. The cost for the removal of three pay and display on-street parking spaces and machine in the estimate amount of \$94,167.00 has been paid to Toronto Parking Authority. The pavement markings and sign installation will be completed by PCL Constructors Canada Inc.

## **DECISION HISTORY**

---

This report addresses a new initiative.

## **COMMENTS**

---

Transportation Services was requested by PCL Constructors Canada Inc. to designate an accessible loading zone within the newly built lay-by on the north side of Grosvenor Street as part of the streetscape plan submission application of Macdonald Block Reconstruction project. The accessible loading zone will allow curbside access for accessible vehicles equipped with a side or rear loading ramp (e.g., Wheel-Trans) and permit holders during pick-up/drop-off scenarios.

The Macdonald Block Complex located at 900 Bay Street will become the administrative hub of Ontario government operations. It consists of five buildings: four office towers connected by a two-storey podium. The reconstruction project is updating all core building systems and office accommodations and will also be enhanced for modern accessibility standards. The new lay-by for accessible loading zone on Grosvenor Street has been built to support enhanced accessibility.

### **Existing Conditions**

Grosvenor Street is characterized by the following conditions:

- It is a two-lane, east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 9.6 metres

- The speed limit is 40 km/h
- Heavy trucks are prohibited at all times
- There is no TTC service provided
- There are sidewalks located on both sides of the street

The parking regulations on Grosvenor Street, between Bay Street and Surrey Place, are as follows:

#### **North side**

- No stopping anytime for the following street sections:
  - from Bay Street to a point 30.5 metres west
  - from a point 93 metres west of Bay Street to a point 12 metres further west
  - from a point 112 metres west of Bay Street to a point 39 metres further west
  - from a point 167 metres west of Bay Street to Surrey Place
- Parking machines from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m., Sunday, between the above stopping prohibition areas
- Maximum three-hour statutory parking at all other times, where permitted

#### **South side**

- No standing anytime

### **Proposed Traffic and Parking Amendments**

Transportation Services provides designated on-street accessible loading zones as a convenience for people with physical impairments, disabilities and/or for those who transport them, making it easier for them to locate a pick-up/drop-off space, as near as possible to their residence or intended destinations and reduce the distances that the person with the physical impairment or disability must walk.

As part as the site plan application, the applicant has requested an accessible loading zone within the newly built lay-by on the north side of Grosvenor Street, between a point 7.5 metres east of Surrey Place and a point 18.5 metres further east. This accessible loading zone may be used by TTC Wheel-Trans or any vehicle displaying a valid "Accessible Parking Permit" while actively engaged in the pick-up or drop-off of a person with accessibility requirements.

A map of the area and proposed accessible loading zone is included in Attachment 1.

The Ward Councillor has been advised of the recommendations of this staff report.

## **CONTACT**

---

Dan Clement, CET, Manager Traffic Operations (Area 1), Transportation Services  
416-396-3226, [Dan.Clement@toronto.ca](mailto:Dan.Clement@toronto.ca)

## **SIGNATURE**

---



Mike Barnet, P. Eng.  
Director, Enforcement and Street Management, Transportation Services

## **ATTACHMENTS**

---

Attachment 1: Map - Accessible Loading Zone - Grosvenor Street

Attachment 1: Map - Accessible Loading Zone - Grosvenor Street

